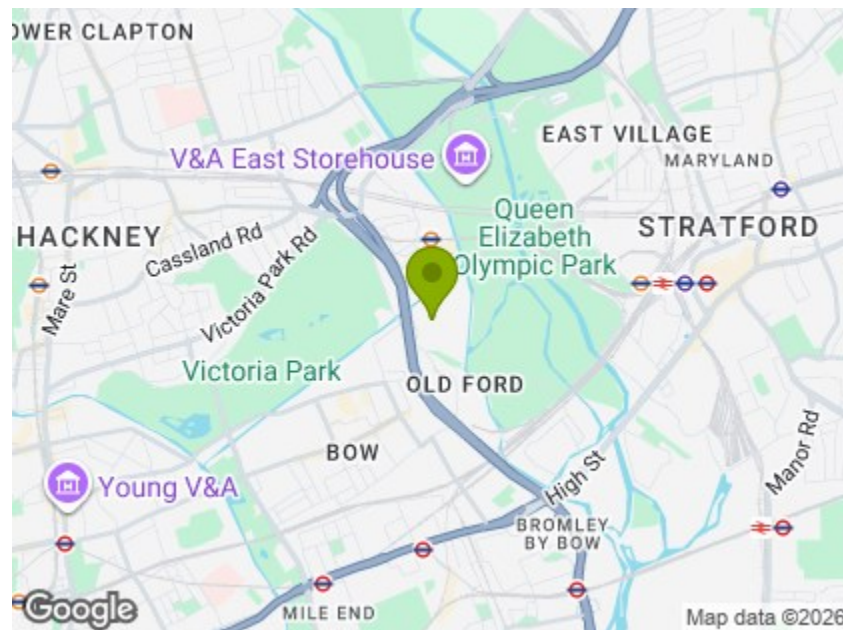


Total Area: 83.0 m² ... 893 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SMEED ROAD, HACKNEY

£2,700 Per Month
 2 Bed Flat



Features:

- Boutique Two Bedroom Apartment
- Spanning Almost 900 Sq Ft.
- Private Balcony
- Two Bathrooms
- Excellently Located
- Close To Hackney Wick Station

A sleek, boutique and bright two bedroom, two bathroom balcony apartment, sitting on the third floor of a smart designer development in Hackney's Fish Island. Full of light and flawlessly finished throughout, you're just moments from the Olympic Park.

Hackney Wick station, sat on the newly christened Mildmay overground line, is less than ten minutes on foot for easy five minute, one stop hops to Stratford.

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 0208 520 3077

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

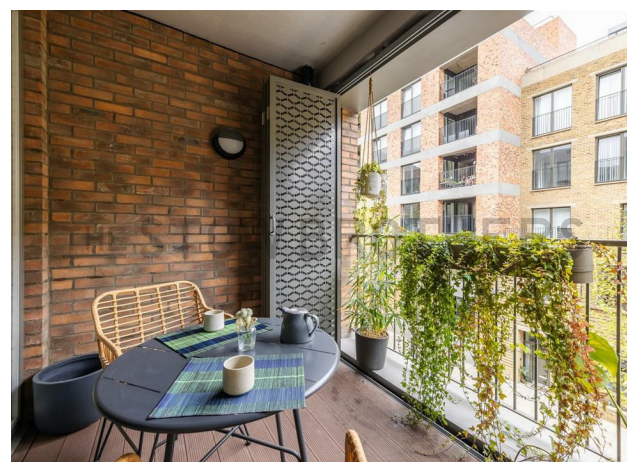
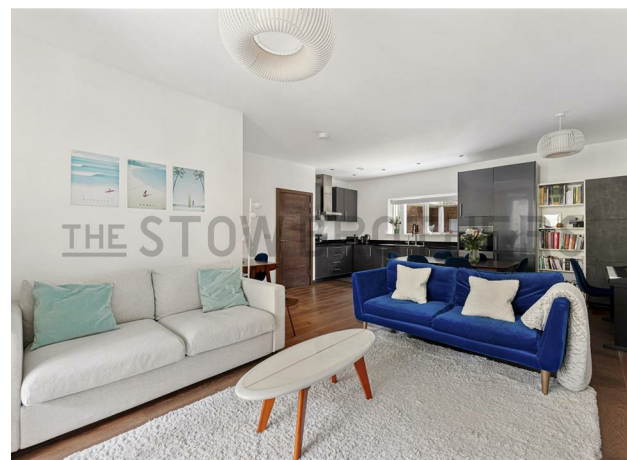
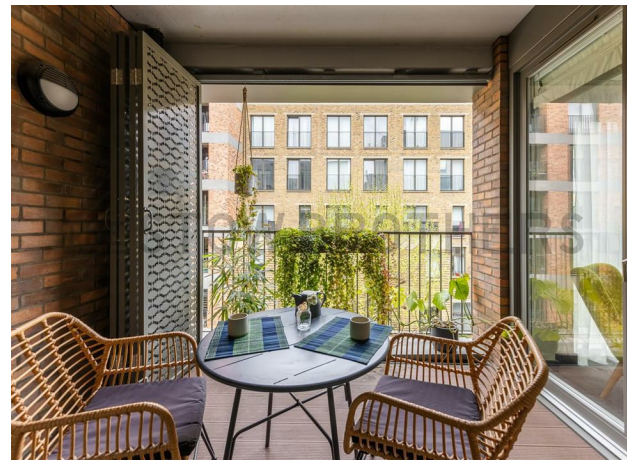
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
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 0208 520 6220

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 0203 325 7228

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IF YOU LIVED HERE...

The bright, gleaming heart of your new home will undoubtedly be the impressively spacious, 320 square foot kitchen, diner and reception. Smooth dark engineered hardwood runs underfoot, and glossy banks of smoke grey cabinetry occupy one corner, home to a suite of integrated appliances below dark marbled worktops. The lounge area bathes in light from your balcony.

Out here you have timber decking underfoot and all is sheltered and secluded so you can enjoy your outdoor space whatever the weather. Elsewhere your smartly styled principal bedroom features a Juliet balcony overlooking the grounds and an en suite rainfall shower room. Your family

bathroom is also finished to a five star standard, while bedroom two, another double, shares balcony access.

You have some of Hackney's most fascinating nightlife on your doorstep here. Fish Island is the borough's former warehouse district, its industrial architecture now home to an ever evolving range of often esoteric bars and restaurants. Barge East, for example, is a 120 year old barge and award winning fine dining establishment, sailed from Holland by two brothers and now moored up just ten minutes away on the River Lea.



WHAT ELSE?

- The Queen Elizabeth Olympic Park, home to world class sports facilities, boundless green space and world famous landmarks is just a five minute stroll from your new home. The equally grand Victoria Park is just as close in the other direction.
- Thanks to Hackney Wick you can be at Stratford around fifteen minutes after stepping out your front door. From here you have Jubilee line, Central line, Elizabeth line and DLR connections to every corner of the capital.
- For a weekend afternoon well spent, combine a leafy green stroll with comprehensive retail therapy by strolling across the Olympic Park to the enormous Westfield shopping centre, less than twenty minutes on foot.

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Kitchen / Dining / Reception Room
16'8" x 22'1"

Bedroom
10'7" x 19'4"

Balcony
10'2" x 8'0"

Ensuite
6'7" x 7'3"

Bedroom
8'7" x 19'4"

Bathroom
6'7" x 7'6"



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